

013.0

Map

0008

Block

0013.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,022,000 /

USE VALUE: 1,022,000 /

ASSESSed: 1,022,000 /

Total Card /

Total Parcel

1,022,000

1,022,000

1,022,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6 -8		PARKER ST, ARLINGTON

OWNERSHIP

Owner 1:	ATKINSON LOUISE E/TRUSTEE
Owner 2:	ATKINSON FAMILY TRUST
Owner 3:	
Street 1:	6 PARKER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 3019 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	562,500	4,700	454,800	1,022,000
Total Card	0.114	562,500	4,700	454,800	1,022,000
Total Parcel	0.114	562,500	4,700	454,800	1,022,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	338.48	/Parcel:	338.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	562,600	4700	4,950.	454,800	1,022,100	1,022,100	Year End Roll	12/18/2019
2019	104	FV	416,100	4700	4,950.	483,200	904,000	904,000	Year End Roll	1/3/2019
2018	104	FV	416,500	4700	4,950.	352,500	773,700	773,700	Year End Roll	12/20/2017
2017	104	FV	389,800	4700	4,950.	307,000	701,500	701,500	Year End Roll	1/3/2017
2016	104	FV	389,800	4700	4,950.	261,500	656,000	656,000	Year End	1/4/2016
2015	104	FV	345,900	4700	4,950.	255,800	606,400	606,400	Year End Roll	12/11/2014
2014	104	FV	345,900	4700	4,950.	210,300	560,900	560,900	Year End Roll	12/16/2013
2013	104	FV	360,500	4700	4,950.	200,100	565,300	565,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATKINSON GEORGE	1157-120		6/25/1996			No	No		Trustee change 2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATKINSON GEORGE	1157-120		6/25/1996			No	No		Trustee change 2014

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2018	Inspected	BS	Barbara S
2/21/2018	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	189	PATRIOT
4/25/2000	Inspected	263	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
8/25/1993		PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	10801
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	16:57:33

LAST REV

Date	Time
04/23/18	11:55:19
apro	
1325	

Total AC/HA: 0.11364

Total SF/SM: 4950

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 454,802

Spl Credit

Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

AssessPro Patriot Properties, Inc